



State Water Resources Control Board

UNDERGROUND STORAGE TANK (UST) CASE CLOSURE SUMMARY

Lead Agency Information

Lead Agency Name: Colorado River Basin Regional Water Quality Control Board (Colorado River Basin Water Board)	Address: 73-720 Fred Waring Drive, Suite 100, Palm Desert, CA 92260
Case Manager: Jessie Del Mastro	Case No.: T10000002630

Case Information

UST Cleanup Fund (Fund) Claim No.: NA	Global ID: T10000002630
Case Name: Naval Auxiliary Air Station, Holtville - AOC3 (Site)	Site Address: Naval Auxiliary Air Station (NAAS) 2975 Norrish Road, Holtville, CA 92250
Responsible Party: US Army Corps of Engineers (USACE), Los Angeles District Attention: Lu Tan	Address: 915 Wilshire Blvd. Los Angeles, CA 90017 lu.l.tan@usace.army.mil
Fund Expenditures to Date: NA	Number of Years Case Open: 15

GeoTracker Case Record: <http://geotracker.waterboards.ca.gov/?gid=T10000002630>

Summary

This case has been proposed for closure by the State Water Resources Control Board at the request of the Colorado River Basin Regional Water Quality Control Board which concurs with closure.

The [Low-Threat Underground Storage Tank Case Closure Policy \(Policy\)](#)¹ contains general and media-specific criteria. Sites that meet Policy criteria are appropriate for closure pursuant to the Policy because they pose a low threat to human health, safety,

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https://www.waterboards.ca.gov/board_decisions/adopted_orders/resolutions/2012/rs2012_0016atta.pdf

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and the environment. The Site meets all Policy criteria and therefore, case closure is appropriate.

The Site's current and planned use is "Open Space/Recreation". A portion of the Site has been developed into Dunes Toy Storage, which is a storage area for recreational vehicles used at the Imperial Valley Sand Dunes and other areas in the vicinity of the Site. The Site is one of four UST groupings at the former NAAS in Holtville, California. Area of Concern 3 (AOC3) included 20 USTs that contained heating oil for various buildings used from the 1940s until the 1960s. Based on Department of Defense maps of the former facility 16 USTs were found and removed in 2006 and 2008 along with excavated stained soil. The remaining four UST locations identified were investigated and no USTs were found. All associated piping was removed from the UST locations.

In 2016 and 2017, an additional site investigation (ASI) was conducted across the NAAS on behalf of the USACE. Additional soil samples were collected in and around former tank locations at 5-foot intervals to 30 feet below ground surface (bgs) and at locations where soil borings were converted to groundwater monitoring wells, soil samples were collected for analysis no deeper than 5 feet above first-encountered groundwater. Soil vapor probes were installed to 5-foot depths. Soil vapor results were below the soil gas criteria. The results of the ASI indicated that residual petroleum hydrocarbon contamination in the subsurface soil remained at numerous areas within AOC3, adjacent to several former USTs and pipelines.

Five groundwater monitoring wells (AOC3-MW01 through AOC3-MW05) were installed at AOC3 at depths of approximately 41 to 42 feet bgs and average groundwater depth encountered in April 2017 was 31.54 feet bgs. Groundwater samples indicate only trace amounts of petroleum constituents below water quality objectives.

In April 2024, contaminated soil delineated during site investigations was over-excavated to a depth of at least 10 feet bgs and disposed of offsite. Analytical results for confirmation soil samples were below cleanup levels. No other active remediation was conducted at AOC3.

Remaining petroleum constituents are limited, stable, and decreasing and further assessment will not alter the conceptual site model significantly. Remaining petroleum constituents associated with the case do not pose a significant risk to human health, safety, or the environment under current conditions and property use.

Rationale for Closure Under the Policy

- General Criteria – Site **MEETS ALL EIGHT GENERAL CRITERIA** under the Policy.
- Groundwater Media-Specific Criteria – **Site Releases Have Not Affected Groundwater.** Soil does not contain sufficient mobile constituents (leachate, vapors, or light non-aqueous-phase liquids) to cause groundwater to exceed the groundwater criteria in the Policy.
- Petroleum Vapor Intrusion to Indoor Air – **Site Meets Criteria 2 (a), Scenario 4 With a Bioattenuation Zone.** Soil gas samples were collected beneath or

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adjacent to the existing or planned building at a depth of at least five feet below the bottom of the building foundation or at least five feet below ground surface for future construction. Concentrations of total petroleum hydrocarbons as gasoline and diesel combined in soil are less than 100 milligrams per kilogram (measured in at least two depths within the five-foot zone). Oxygen in soil gas is $\geq 4\%$ measured at the bottom of the five-foot zone. Soil gas concentrations are less than those specified in Appendix 4, Scenario 4 (2 of 2) in the Policy, as applicable.

- Direct Contact and Outdoor Air Exposure – **Site Meets Criteria 3 (a).** Maximum concentrations of petroleum constituents in soil are less than or equal to those listed in Table 1 of the Policy for the specified depth below ground surface.

Recommendation for Closure

The corrective action conducted for this case ensures that any residual petroleum constituents associated with the case pose a low threat to human health, safety, and the environment. The corrective action was consistent with chapter 6.7 of division 20 of the Health and Safety Code, implementing regulations, applicable state policies for water quality control, and applicable water quality control plans. As such, case closure is recommended.

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